

**LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
FRIDAY, JUNE 19, 1998
7:05 A.M.**

1. ROLL CALL

Present: Council Members - Johnson, Land, Mann, Pennino and Sieglock (arrived at 7:07 a.m.)
(Mayor)

Absent: Council Members - None

Also Present: City Manager Flynn, Deputy City Manager Keeter, Public Works Director Prima,
Community Development Director Bartlam, Police Chief Hansen, Fire Chief
Kenley, City Attorney Hays and Deputy City Clerk Taylor

2. REGULAR CALENDAR

Agenda item #B-1 entitled, "Presentation regarding alternatives to proposed Public Safety Building".

Public Works Director Prima presented the following update to the City Council with input and comments from Police Chief Hansen and Fire Chief Kenley.

Background

⇒ Building Problems

- Inadequate support systems - HVAC, electrical
- Crowded conditions - Dispatch, Records
- Outdated - Facilities to accommodate females, dormitory, ADA
- Worn out - 31 years of round-the-clock use with no major renovations or space improvements (except moving Detectives to Carnegie Forum basement)

1997 Master Plan Study

- ⇒ 30-year plan, 2%/year population growth (101,500 in 2027)
- ⇒ Police - Current space (w/o 4,000 SF at Carnegie): 27,500 SF
Projected need (including Detectives): 53,000 SF
consists of 12,500 SF in current need and 13,000 SF in growth
Total approximately 41,000 SF w/o Detectives
- ⇒ Fire - Current space (w/o Administration/Elm Street house: 2,400 SF): 11,000 SF, including
apparatus room
Projected need: 20,500 SF total
- ⇒ Developed four options:
 - 1) New Police building N/Elm Street, renovate PSB for Fire - \$22,800,000
 - 2) New Fire and Court buildings N/Elm, renovate PSB/Court for Police - \$22,200,000
 - 3) New Fire building, renovate/add to PSB for Police - \$21,500,000
 - 4) New Court building, renovate/add to PSB for Police and Fire - \$22,700,000
- ⇒ Short-term option - renovation of existing PSB for current users - \$2,800,000

Problems with Short-Term Project

- ⇒ Actual scope of work initially approved found to be inadequate to meet immediate needs
 - Extent of bathroom/lighting work
 - Lobby, Court HVAC not included
 - Questions regarding outcome of partial HVAC work

- ⇒ No room for additional workstations other than in Dispatch, interview rooms
 - Estimated 5- to 7-year life not realistic without additional work
 - Locker facilities inadequate to meet current needs
- ⇒ Better alternative available: Moving Fire Station to new location more advantageous
 - \$200,000 to \$300,000 cost for Fire remodel wasted unless we build new Police facility and leave Fire Station as is
 - No capacity for incremental growth with current project
 - Space gained in PSB nearly matches growth needs projected in Master Plan
 - With new Fire Station, we have much flexibility on how to grow Police facilities
 - Use of impact fees related to growth makes funding more practical

Details of Problems:

| Major Deficiencies per Master Plan Executive Summary | Short-Term Project | Alt. Project - Move Fire Station, Renovate All or Portion of PSB |
|---|----------------------|--|
| Seismic upgrade | Not addressed | May address |
| Upgrade electrical system | Partially addressed | Could do more |
| Replace existing lighting | Only in work areas | Replace all |
| Replace fire alarm system | Modify in work areas | Replace all |
| Replace HVAC head-end equipment | Yes | Yes |
| Upgrade ductwork, interior system | Partial | Yes |
| Upgrade plumbing | Partial | Partial/maybe all |
| Add fire sprinklers | No | May do all |
| Other Deficiencies per Master Plan §4 | | |
| Replace single-glazed windows w/dual | Yes | Yes |
| Remove overhang roof/replace w/gutter | No | Probably not |
| Replace flat roofs | No | Yes |
| Interior finishes replacement | Partial | Yes |
| Replace telecommunications system | No | Yes |
| General code compliance | Partial | Yes |
| ADA compliance | Partial | Yes |
| Exterior security/sally port | Yes | Yes |
| Parking | No (lose stalls) | Improved, less demand |
| Jail upgrades | No | No |
| Space planning/furniture | No | Yes |

Recommendations

- ⇒ Drop current short-term project
- ⇒ Initiate plans based on moving Fire Station to new location
- ⇒ Plan on design/build process for Fire Station - can meet same time frame as short-term project
- ⇒ Interview the other two architectural firms considered for the Master Plan; return to Council with proposal for remaining work
- ⇒ Target budget: \$5,000,000, including PSB and Fire Station

Fire Station Location Issues

- ⇒ Whether three or four stations are needed; as long as we know Station 1 is moving, we can proceed on PSB project
- ⇒ New site location decision doesn't affect this decision other than project schedule
- ⇒ Four stations provides proper coverage for General Plan growth limits
- ⇒ Downtown-area station needed due to occupancy/hazards
 - Potential sites somewhat limited unless we combine lots, buy house/buildings:
 - * Southwest corner Lockeford/School Streets - vacant, good access
 - * Northeast corner Lockeford/Sacramento Streets - vacant (unimproved used-car lot); however, lot is immediately adjacent to RR tracks
 - * Southeast corner Lodi Avenue/Sacramento Street - City-owned, also adjacent to RR tracks

Funding

- ⇒ Fire Station move - use Police impact fees since project is providing Police space
- ⇒ PSB Renovations - use combination of Police impact fees (growth related) and General Fund capital (existing deficiencies); consider CDBG for ADA compliance and General City Facilities for telecommunications
- ⇒ Debt financing - project will need Certificates of Participation or other borrowing

Police Chief Hansen indicated that the local jails can charge a fee to inmates who stay in local jails vs. a county facility. The City Council was intrigued with this concept and directed Police Chief Hansen to look into the City of Lodi charging this type of fee.

Mayor Pro Tempore Land indicated that he would like to see the funding prior to the approval. Council Member Johnson stated that he would like to see some citizen input on the plan and details so as not to go overboard with flooring and fixtures, etc. Further, Council Member Mann stressed that he wants this funded with capital funds, current money or reshaping of the budget instead of with a COP or other loan options.

The City Council, on motion of Mayor Pro Tempore Land, Johnson second, unanimously directed staff to proceed with the below recommended steps, and to investigate financing the project without COP's or loans, but using available capital funds:

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3. **ADJOURNMENT**

There being no further business to come before the City Council, Mayor Sieglock adjourned the meeting at approximately 8:13 a.m.

ATTEST:

Jacqueline L. Taylor
Deputy City Clerk